

TO BE: PETITION FOR RESIDENTIAL VARIANCE BEFORE THE  
S. Falls Road, 245' SW of the  
c/l of Hickory Hill Road  
12151 Falls Road  
2nd Election District  
8th Councilmanic District  
Greg M. Hall  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The petitioner herein requests a variance from Section 10-1-1.1 to permit a side yard setbacks of 35 feet and 44 feet in lieu of the required 50 feet for each for two proposed additions in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 10-1-1.1 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 10-1-1.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of July, 1991 that the Petition for Residential Variance from Section 10-1-1.1 to permit a side yard setbacks of 35 feet and 44 feet in lieu of the required 50 feet for each for two proposed additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 90-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioners shall not allow or cause either of the proposed additions to be converted to a second dwelling unit and/or apartments. The subject dwelling shall contain only one kitchen.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described by the description and plot attached hereto and made a part hereof, petition for a Variance from Section 10-1-1.1 to permit a side yard setbacks of 35 ft in lieu of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (Indicate hardship or practical difficulty):  
TO MINIMIZE THE AMOUNT OF CONSTRUCTION AND RENOVATION REQUIRED TO GAIN THE DESIRED ADDITIONAL SPACE.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Date

Address

City/State/Zip

Attorney for Petitioner:

(Type or Print Name)

Signature

Date

Address

City/State/Zip

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

Date

Address

City/State/Zip

Attorney for Petitioner:

(Type or Print Name)

Signature

Date

Address

City/State/Zip

Attorney's telephone number

ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of June, 1991, that the subject matter of this petition be posted on the property on or before the 14th day of July, 1991.

A PUBLIC HEARING HEARD ON THIS PETITION MAY BE FOUND TO BE NECESSARY.  
IF NO PUBLIC HEARING IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 28th day of June, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 205, County Office Building in Towson, Baltimore County, on the 14th day of July, 1991, at 10:00 a.m.

ORDER RECEIVED FOR FILING  
Date 7/2/91  
By [Signature]

J. Robert Haines  
Zoning Commissioner of Baltimore County

ZONING DESCRIPTION

Beginning for the same in the center of Falls Road at a distance of 245 ft ± southwesterly of the centerline of Hickory Hill Road. Thence follow centerline of Falls Road S 23°55' east 150.00, thence leaving Falls Road North 62°22' West 655.89, North 27°38' West 149.62 and South 62°22' West 645.94 to the point of beginning. Containing 2.24 acres of ground. Also, being known as 12151 Falls Road located in the 2nd Election District, 8th Councilmanic

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd Date of Posting: 7/2/91  
Posted for: [Signature]  
Petitioner: [Signature]  
Location of property: [Signature]  
Location of Sign: [Signature]  
Remarks: [Signature]  
Posted by: [Signature] Date of return: [Signature]  
Number of Signs: [Signature]

111 West Chesapeake Avenue  
Towson, MD 21204

887-3553

July 31, 1991

Mr. Greg M. Hall  
12151 Falls Road  
Cockeysville, Maryland 21030

RE: PETITION FOR RESIDENTIAL VARIANCE  
S/S Falls Road, 245' SW of the c/l of Hickory Hill Road  
(12151 Falls Road)  
2nd Election District - 8th Councilmanic District  
Greg M. Hall - Petitioner  
Case No. 91-512-A

Dear Mr. Hall:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: People's Counsel

File

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in that a public hearing is scheduled in the future with respect thereto.

That the Affiant(s) does/are presently reside at 12151 Falls Rd  
Cockeysville, MD  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance of the 50 ft address: (Indicate hardship or practical difficulty)  
TO PERMIT A SIDE YARD SETBACKS OF 35 FT IN LIEU OF THE REQUIRED 50 FT IN ORDER TO MINIMIZE THE AMOUNT OF CONSTRUCTION AND RENOVATION NECESSARY TO GAIN THE DESIRED ADDITIONAL SPACE.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

AFFIANT (Handwritten Signature)

AFFIANT (Printed Name)



AFFIANT (Handwritten Signature)

AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of June, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath to the facts of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 27, 1991  
Date

Susan M. Zimmerman  
Notary Public

My Commission Expires: July 1, 1995



Zoning Commissioner of Balto. Co.  
111 W. Chesapeake Avenue  
Towson, Md. 21204

Dear Mr. Commissioner,

This is to affirm that we, the undersigned, being neighbors immediately adjoining the property of Greg M. Hall at 12151 Falls Road, are aware of the proposed additions and renovations to his current residence (for which he is applying for a residential zoning variance) and have no objections to these plans.

Debrah G. Morton 13145 Falls Rd  
Cockeysville, Md 21030

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Marci W. Goldberg 15165 Falls Rd. 21030  
Cockeysville, Md.

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Karen Dalkowski 1 Hickory Hill Rd. Cockeysville

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William H. Bonebrake 12135 FAHS RD. " 21030  
(Resides at end of Lane Souring 12151 Falls)  
12145 " )  
+ 12135 " )

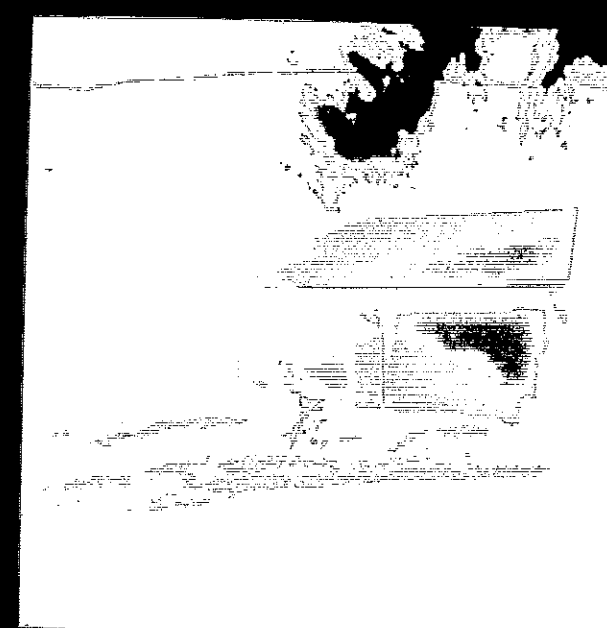
511

CASE NUMBER 91-54-A

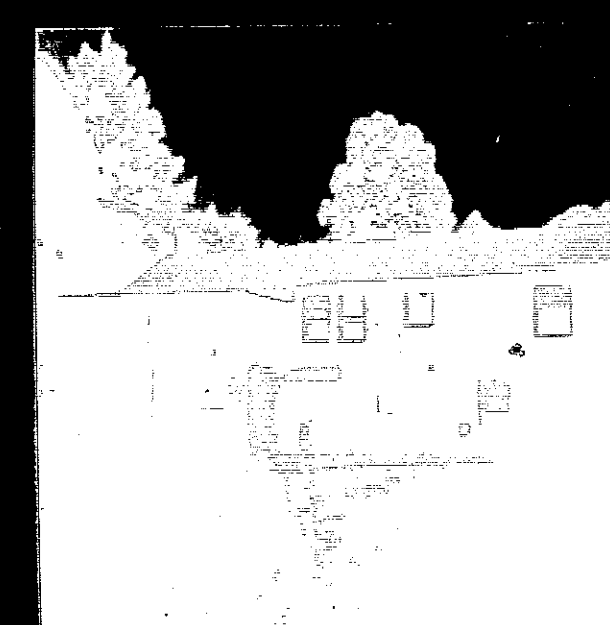
PETITIONER'S EXHIBIT # 2



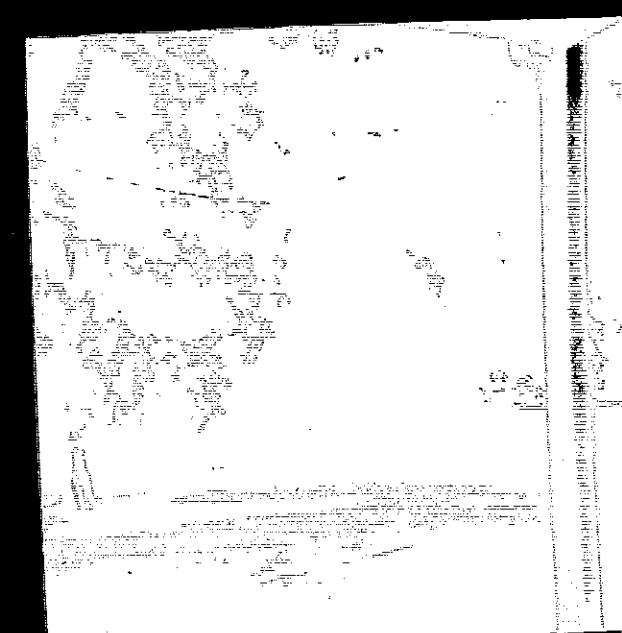
NORTH SIDE OF HOUSE  
G M HALL 12151 FAIR RD



GM HALL 121ST FALLS RD



EAST (BACK SIDE) OF HOSE  
G.M. HALL 121ST FALLS RD

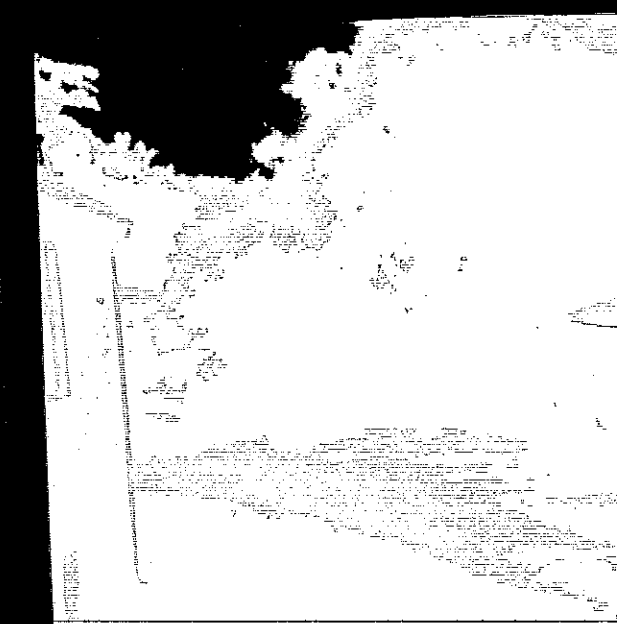


SOUTH TO MORTONS  
GR HALL 12151 FALLS RD

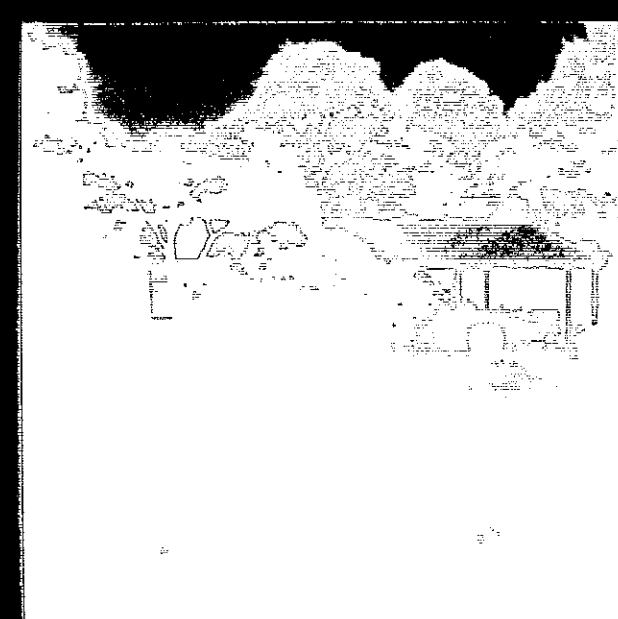
CASE NUMBER 91-511-A

PETITIONER'S EXHIBIT # 3

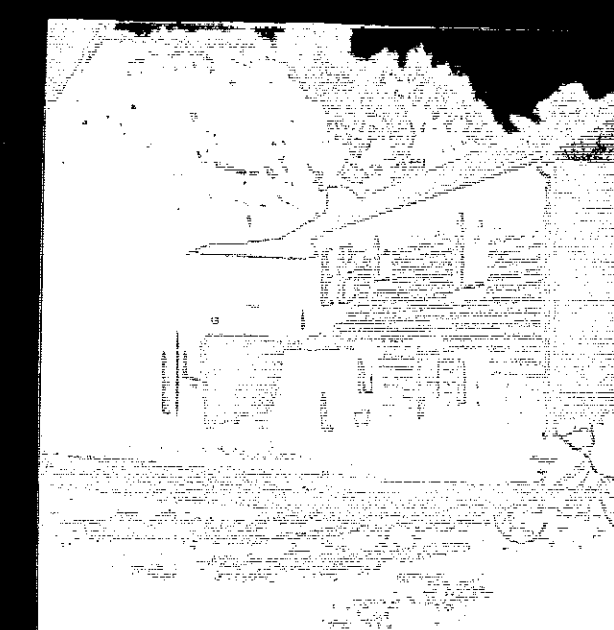
SOUTH SIDE OF HOUSE  
SITE OF (ADDITION) INVARIANCE  
PROPOSED WITH CODE  
G M HALL 1251 FALLS RD



NORTH TO GOLDBERGS  
GAIL HALL 12151 FALLS RD



FRONT (WEST SIDE) OF HOUSE  
OVERHALL 12151 FAIR RD



REAR OF HOUSE LOOKING SOUTH  
G.M. HILL 12161 FALLS RD

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

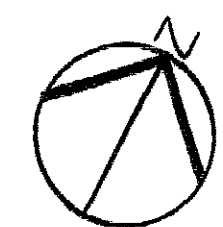
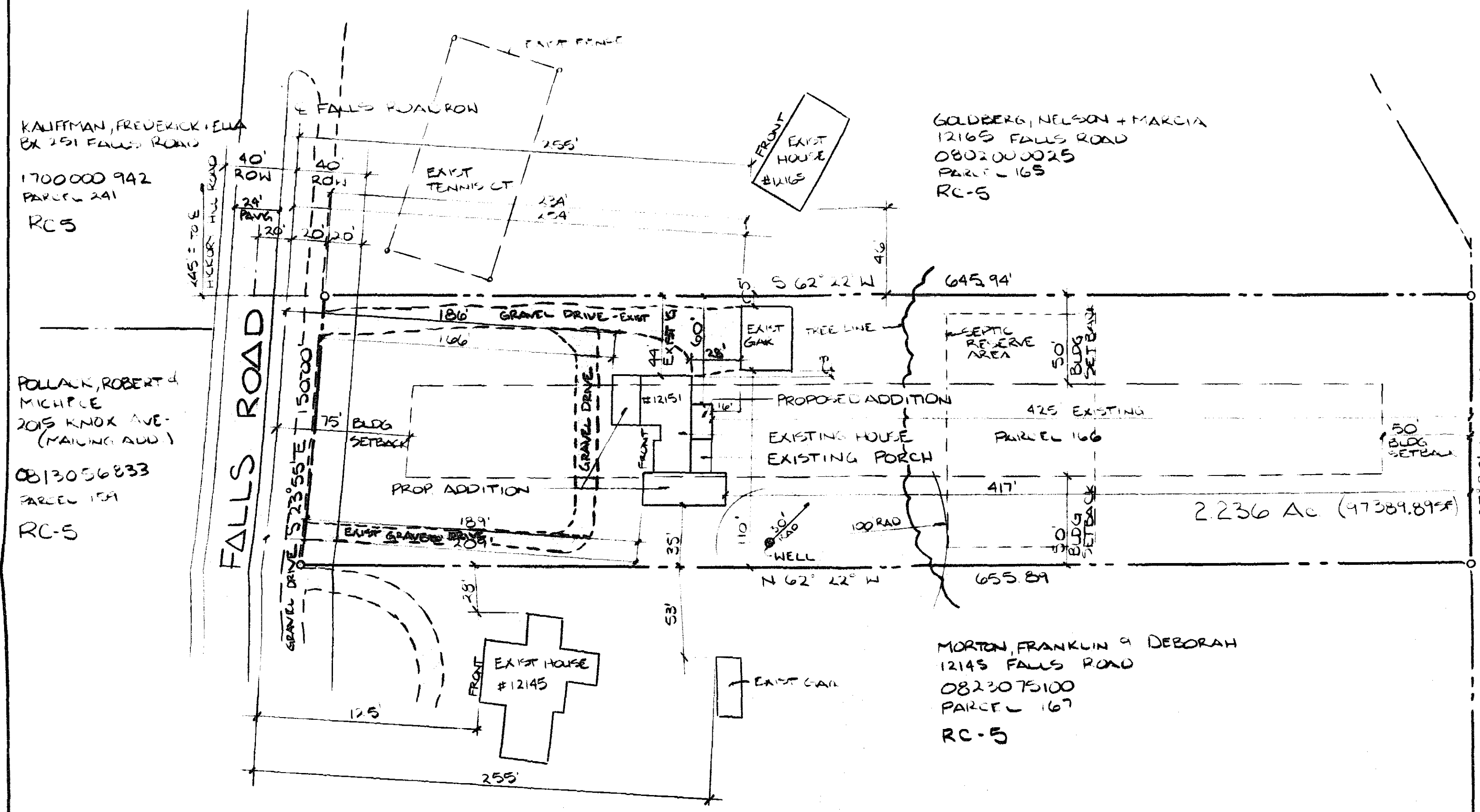
## OWNER / ADDRESS

GREGORY M. HALL  
12151 FALLS ROAD  
COCKEYSVILLE, MD. 21030

PROPERTY NO. 08-13-055475  
LIBER 8030  
FOLIO 0637

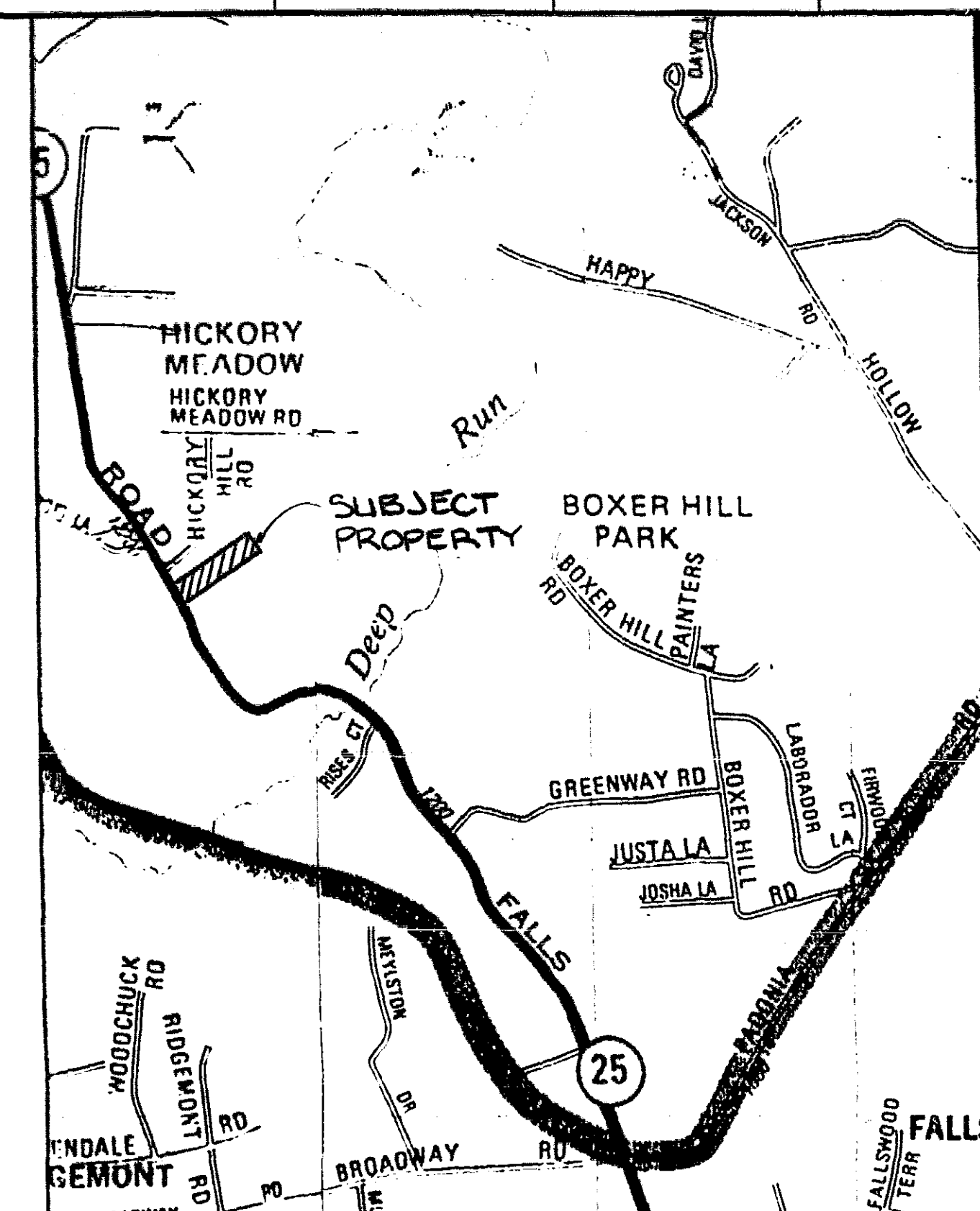
NO STREAMS, SWM SYSTEMS DRAINAGE,  
AND PIPE SYSTEMS ARE ON OR WITHIN  
50' OF PROPERTY

EXISTING AND PROPOSED CONSTRUCTION  
COMPLIES WITH THE BOCA CODE



SITE PLAN  
1" = 50'-0"

28 JUNE 1991



VICINITY MAP  
SCALE: 1"=1000'

## LOCATION INFORMATION

COUNCILMATIC DISTRICT 8  
ELECTION DISTRICT 2  
ZONING RC-5  
1"=200' SCALE MAP # NW-15D  
LOT SIZE: 2.236 ACRES 97389.89 SF  
SEWER- PRIVATE  
WATER- PRIVATE  
CHESAPEAKE BAY CRITICAL AREA- NO  
PRIOR ZONING HEARINGS- NONE

91-512-A  
Petitioner's  
Exhibit 1

## ZONING OFFICE USE ONLY

REVIEWED BY:	ITEM #	CASE #
CAM	511	

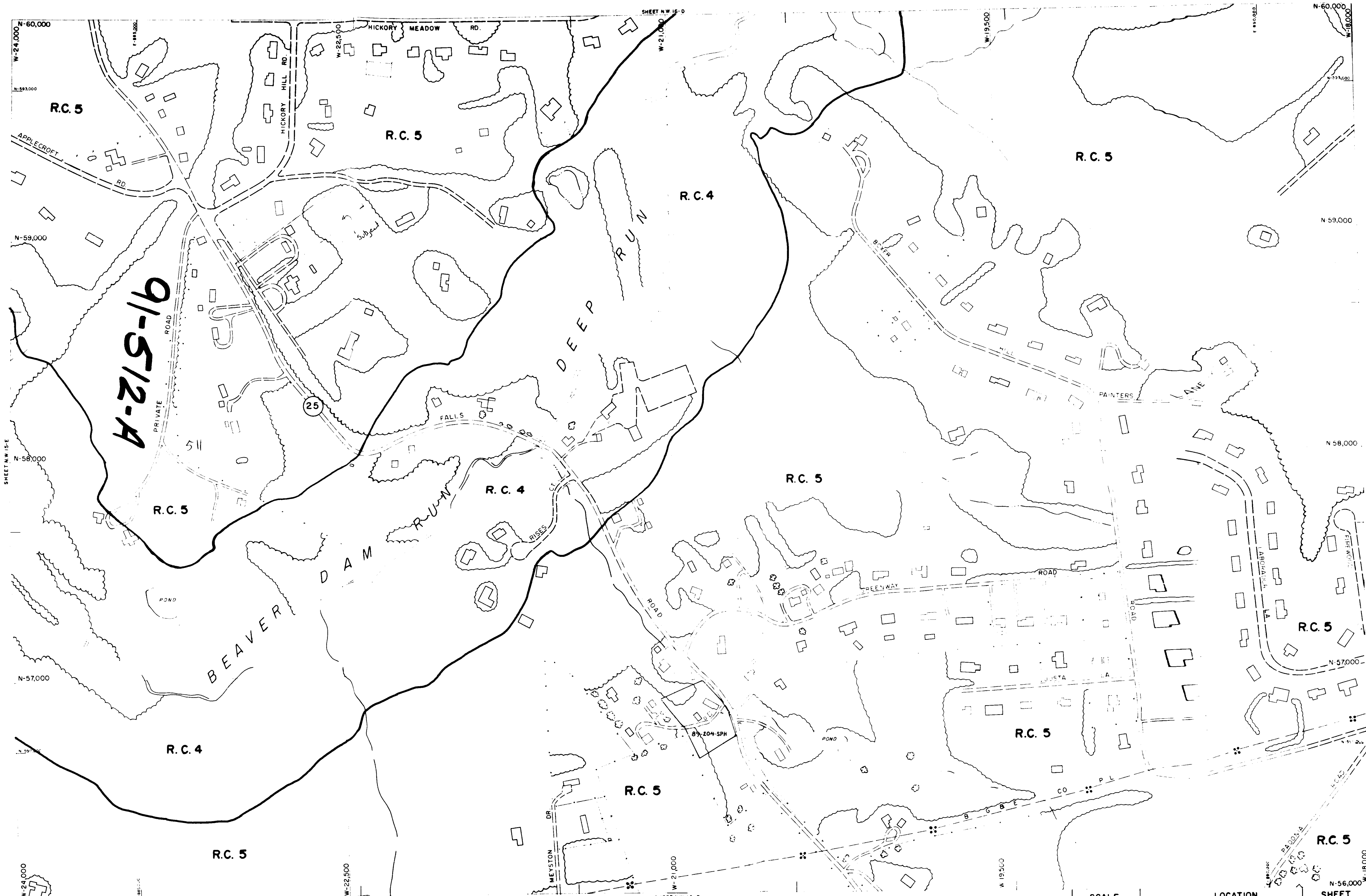


RUBELING & ASSOCIATES  
ARCHITECTS  
401 JEFFERSON AVENUE  
TOWSON, MARYLAND 21204  
301/337-2886

ADDITIONS AND ALTERATIONS  
**THE HALL RESIDENCE**  
12151 FALLS ROAD HICKORY MEADOW, MD 21030

No.	Description	Date
1	Revisions	
Proj. No.	91-046	
Date	28 JUNE 91	
Scale	AS NOTED	
Last Rev.		
Title PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE		

Sheet



# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
On 13, 1988  
Ord. Nos. 144-88, 146-88, 147-88, 148-88, 149-88, 150-88

SCALE 1" = 200'	LOCATION NORTHWEST OF BALTIMORE COUNTRY CLUB	SHEET NW 15-D
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

S-NW  
V-SW



91-512-A

51



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTHWEST OF	N W
DATE	BALTIMORE	15-D
OF	COUNTRY CLUB	
PHOTOGRAPHY		
JANUARY		
1986		

FILED